

Making the State Environs Law Work for You

Successful Architectural Design for Downtown Wichita, Kansas

Important tips for
property owners,
developers,
real estate agents,
architects,
contractors,
sign companies,
municipal planners,
and other interested parties



DOUGLAS AVENUE, WICHITA

PHOTO BY HOMER T. HARDEN

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The Concept of “Environs” in Kansas

Many property owners, developers, architects, real estate agents, and other interested parties feel encumbered by a unique state law that affects their plans to develop a thriving downtown community in Wichita.

The Kansas Preservation Act of 1977 (KSA 75-2724) was amended in 1981 to include a portion known in everyday terms as the **“environs law.”** The statute mandates that owners of all structures within 500 feet of a building or district that is listed on the Register of Historic Kansas Places (RHKP) and/or the National Register of Historic Places (NRHP) must submit plans for exterior rehabilitation, new construction, or demolition to be reviewed by the State Historic Preservation Office (SHPO).

In Wichita a programmatic agreement between the City and the SHPO allows the local Historic Preservation Board (HPB) and the historic preservation staff of the Metropolitan Area Planning Department (MAPD) to perform the review on behalf of the SHPO. The design review is prompted by applications for a change in zoning or for building, demolition, or sign permits.

The intent of the preservation statute is to protect the historic context of the registered building(s). The review process is conducted in accordance with state guidelines to evaluate the effects of the proposed project on the historic environs.

However, this review requirement often comes as a surprise to unsuspecting developers or prospective buyers. Because there are many historic buildings and districts in downtown Wichita, the environs review law affects nearly all of the area bounded by

Central Avenue to Kellogg Street and Washington Street to Waco Avenue (see map at right).

In order to facilitate the review process, the City of Wichita’s Historic Preservation Office commissioned a study to examine existing architectural qualities in the downtown area and produce design standards for properties subject to review under the environs law.

This publication is the result of that study and serves as advance notice to give stakeholders the greatest chance for successful design reviews. The content has been approved by the SHPO and adopted by the Wichita Historic Preservation Board.

Twenty-one Design areas were analyzed, and an Architectural Context was formulated for each area. These Architectural Contexts provide approvable possibilities for rehabilitation and new construction that comply with the state guidelines and will enable all parties to understand appropriate architectural options for properties of interest.

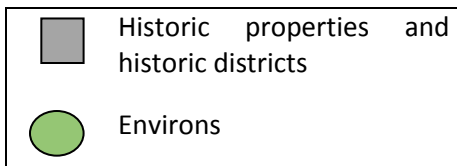
The Architectural Contexts take into consideration the existing structures in each area, including whether they have historic significance.



TIP: Style, scale, massing, rhythm, and materials are among the factors in each area that determine appropriate renovation of old buildings or construction of new ones.

Map of Environs

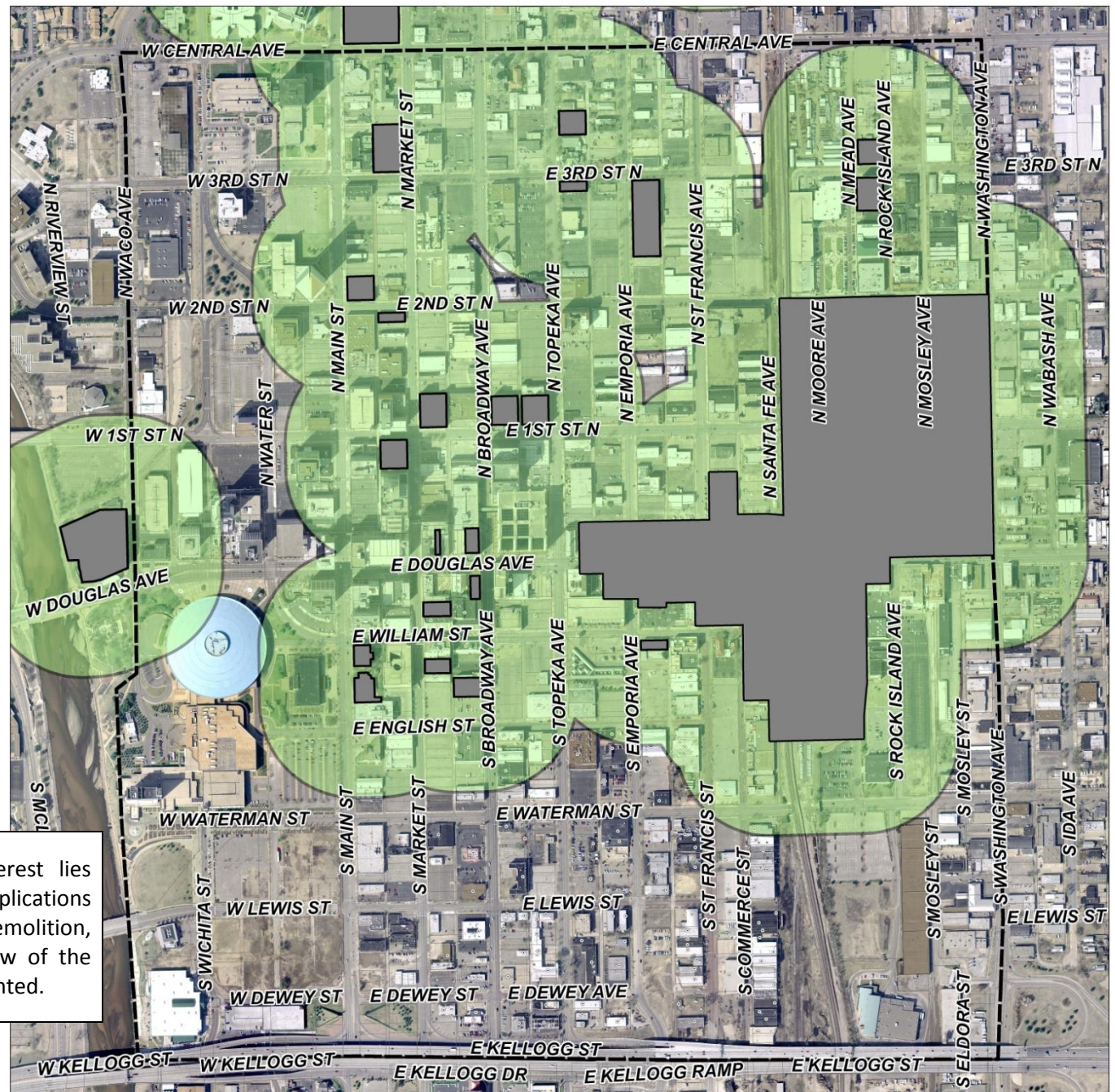
Most of downtown Wichita is affected by the 500-foot environs that surround historic register properties.



[Designations on this map are current as of 8/2009]



Reminder: If a property of interest lies within an environs boundary, all applications for zoning changes and building, demolition, or sign permits will trigger a review of the project before the permit will be granted.



Methodology

After an initial windshield survey in downtown Wichita, the consulting team reviewed existing surveys and maps, design guidelines for two National Register Historic Districts, and Kansas Statute KSA 75-2724, as amended.

This analysis determined the scope of architectural and historic integrity throughout the area. It identified twenty-one specific Design Areas for which Architectural Contexts were written. The data was mapped to illustrate how the Contexts are applied to each distinct area.

This document was approved by the Kansas State Historic Preservation Office and filed with the Wichita City Council.

Study Area

The Study Area covers slightly more than ½-square mile in the original business center of Wichita between Central Avenue on the north, Kellogg Street on the south, Washington Street on the east, and Waco Avenue on the west.

Two National Register Historic Districts – the East Douglas Historic District, and the Warehouse and Jobbers Historic District – are located within these boundaries.

In addition, the Study Area contains twenty-three buildings that are listed individually on the National Register of Historic Places and many buildings that are eligible for historic listing. There are also segments of the area that offer potential for new construction.

Introduction to Architectural Contexts

The purpose of these Architectural Contexts is to enable architects, engineers, and developers to create successful designs that are compatible with designated historic structures in the central business area. The Contexts provide parameters for building design and signage.

Application of these Architectural Contexts will create a cohesive downtown architectural environment that respects the existing styles as well as allowing creativity and workable design solutions for any particular project.

Attention to these architectural ideas at the beginning of the project will expedite the review process because they comply with the Secretary of the Interior’s “Standards for Rehabilitation” and “Kansas Standards and Guidelines for Evaluating the Effect of Projects on Environs.”

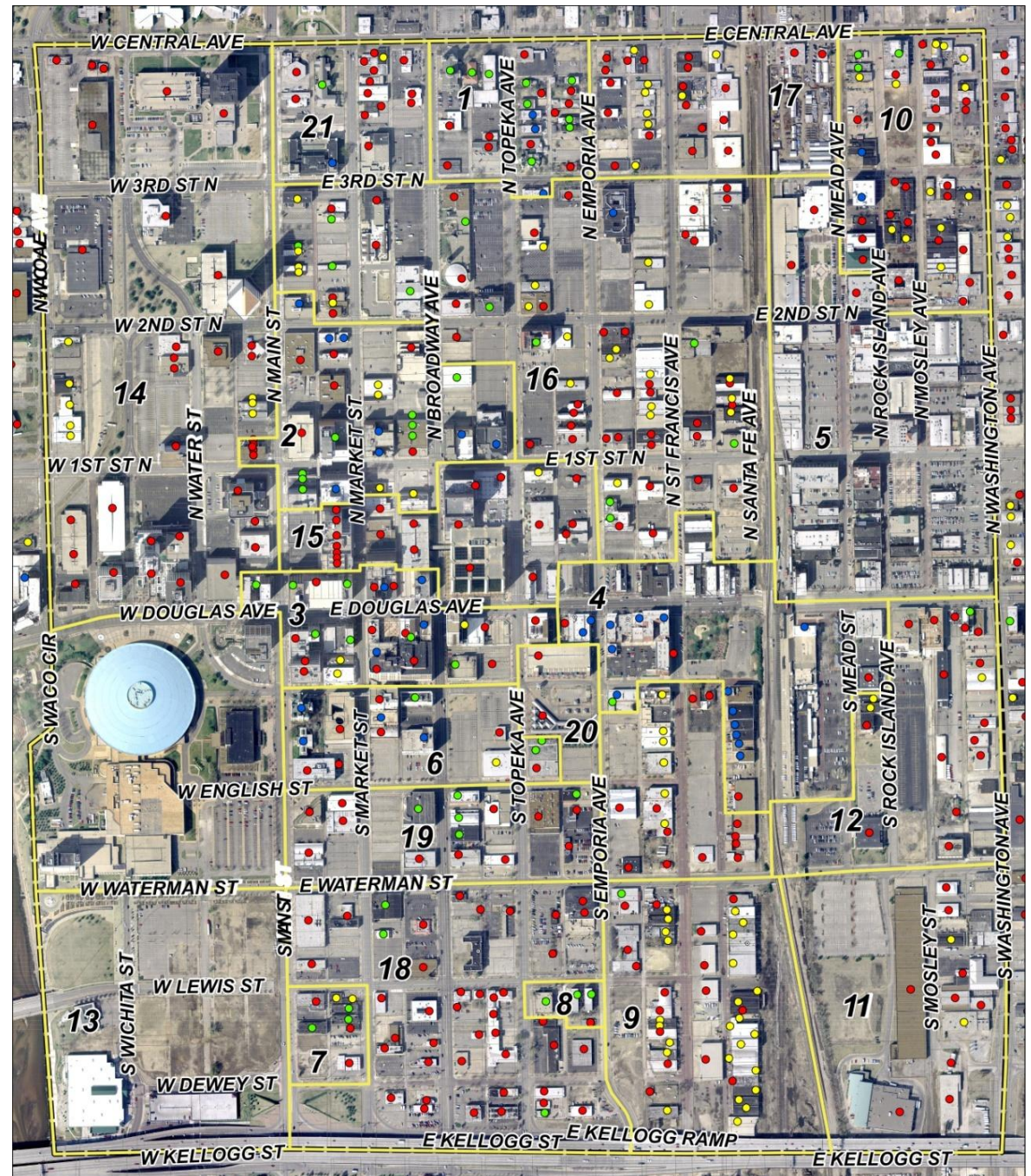


TIP: Developers and architects are encouraged to discuss plans informally with Wichita Historic Preservation staff in the early stages of a project to prevent unnecessary design costs.

As more properties gain historic designation, the environs area may enlarge. Current information about the environs coverage area is available from the Wichita Historic Preservation Office, 10th floor, City Hall, 455 N. Main Street, Wichita, Kansas. 316.268.4421

Numbered Design Areas

1. Locate your property of interest and corresponding Design Area Number on the map at right.
2. Turn to an enlarged view of your selected Design Area (pages 10-50)
3. Review the Architectural Context that applies to your property.



Design Area 1, Architectural Context

Historic buildings that create Environs:

1. Old County Courthouse, 510 N Main
2. Soldiers and Sailors Monument, 510 N Main
3. Navarre-Nokomis Apartments, 420-426 N Topeka
4. Virginia Apartments, 401 E Third
5. U.S. Post Office and Federal Building, 401 N Market

Character-defining features:

Multi-story residential

Multi-story office

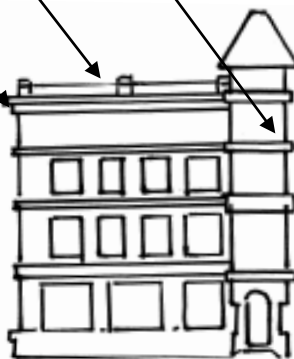
Well-defined cornices

Flat roofs with parapets

Corner towers



Sedgwick County Courthouse



Scale

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 2 to 4 stories in height.

Massing:

Rectangular, 5 to 10 bays wide by 4 to 6 bays deep.

Rhythm:

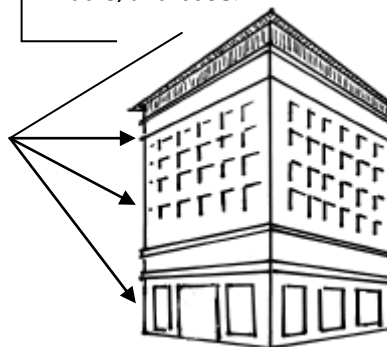
Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:

Historic materials are brick, limestone, marble, and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.


Building design is composed of a distinct cap, middle, and base.



Navarre Apartment Building

Design Area 1

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|--|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 2, Architectural Context

Historic buildings that create Environs:

1. Occidental Hotel, 300 N Main
2. Lassen Hotel, 155 N Market
3. Farmers and Bankers Insurance Company Buildings, 212 N Market and 200 E First
4. Orpheum Theater, 200 N Broadway
5. Scottish Rite Temple, 324 E First
6. Hayford Buildings, 255 N Market and 115-127 E Second

Character-defining features:

Multi-story

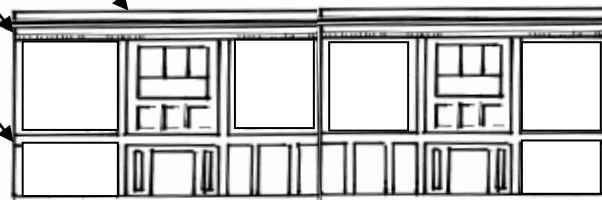
Strong horizontal banding

Well-defined cornices

Flat roofs with parapet walls



Farmers & Bankers Insurance Building



Long facades are divided into vertical masses that create visual relief from vast modern expanses.

Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 2 to 8 stories in height.

Massing:

Rectangular, 4 to 8 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:

Historic materials are brick, limestone and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.

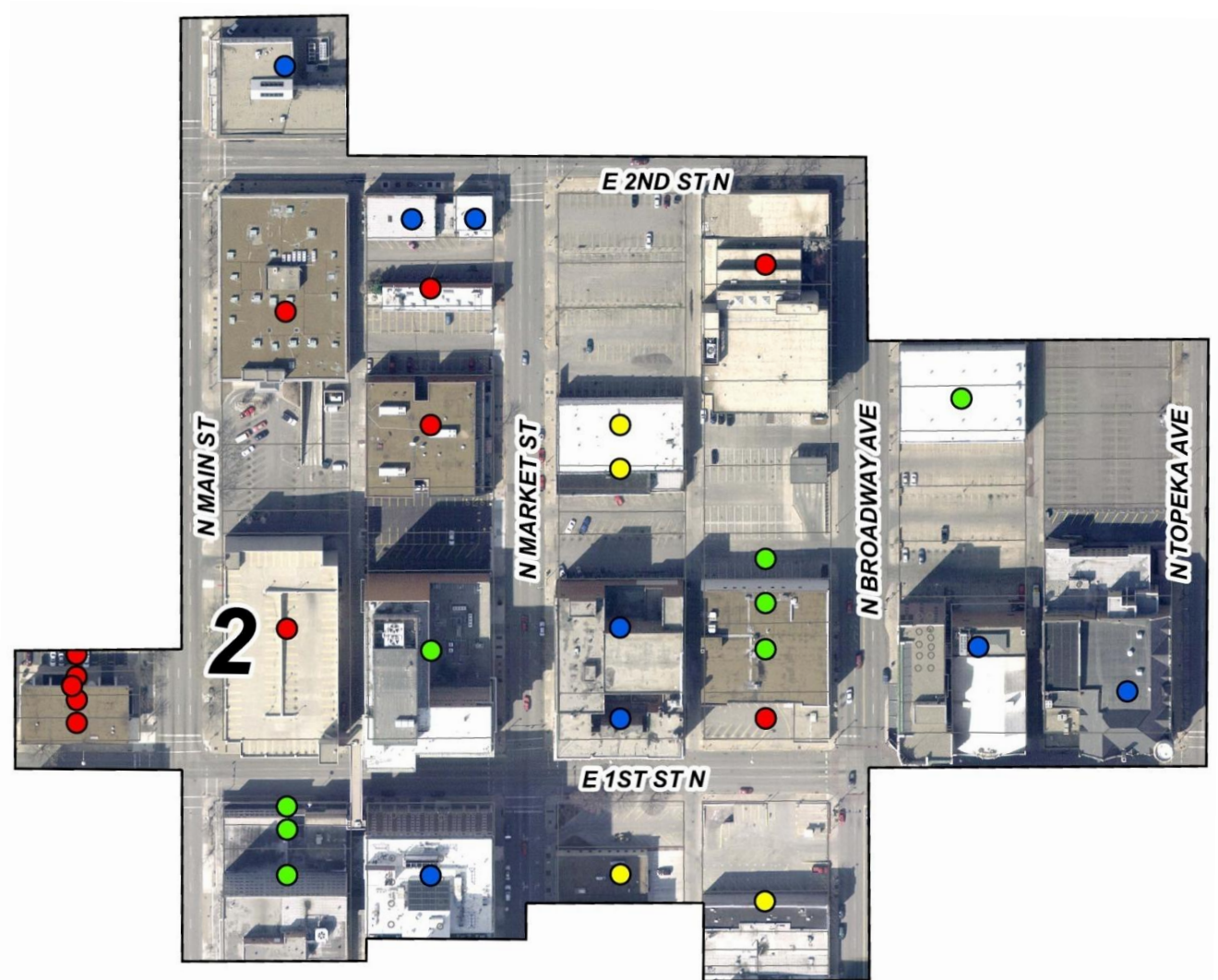


Lassen Hotel

Design Area 2

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|--|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 3, Architectural Context

Historic buildings that create Environs:

1. Lassen Hotel, 155 N Market
2. Kress Building, 224 E Douglas
3. Brown Building, 105 S Broadway
4. Wheeler Kelly Hagny Building, 120 S Market
5. Kauffman Building, 212 S Market
6. Ellis-Singleton (Petroleum) Building, 221 S Broadway

Character-defining features:

Multi-story

Strong vertical bays

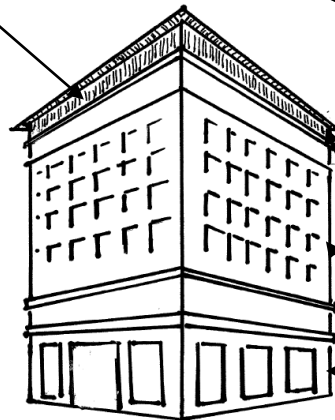
Well-defined cornices

Flat roof with parapets



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Kress Building



Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 3 to 12 stories in height.

Massing:

Rectangular, 4 to 6 bays wide by 4 to 6 bays deep; zero lot line.

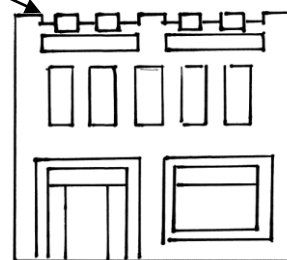
Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:

Historic materials are brick, terra cotta and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.







Commercial building design is composed of a distinct cap, middle, and base.

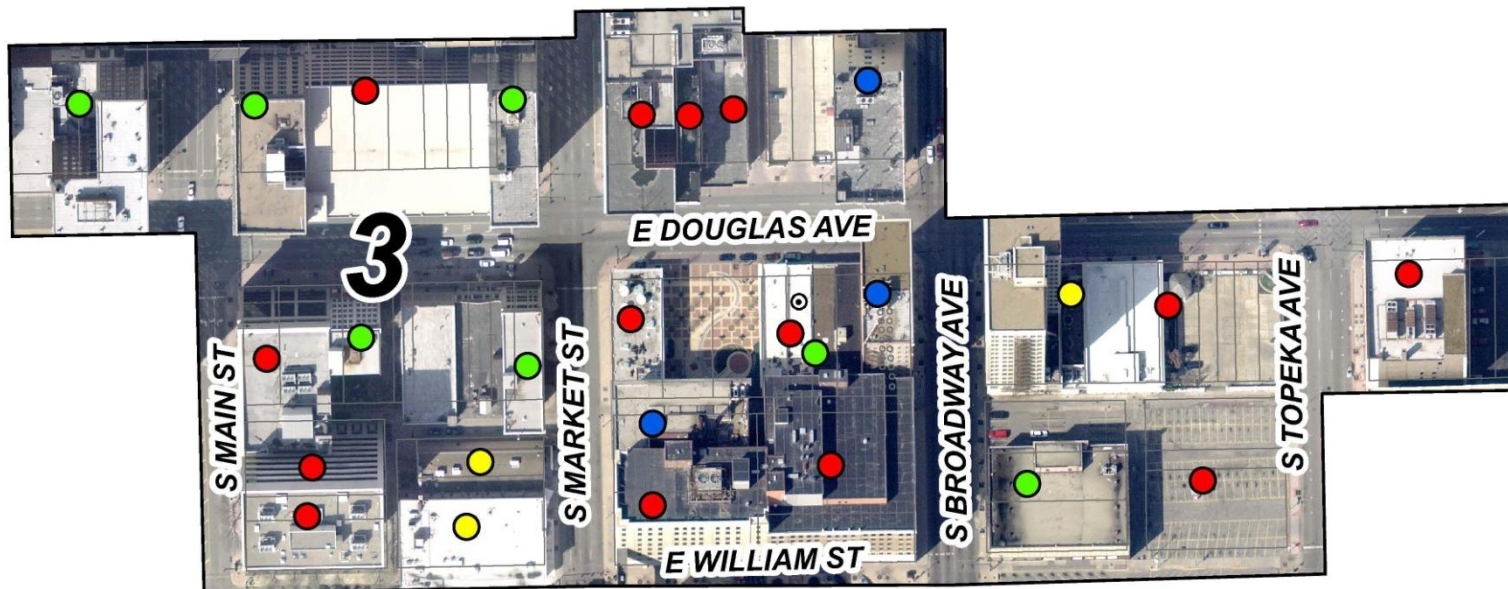


Brown Building

Design Area 3

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|---|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 4, Architectural Context

Historic buildings that create Environs:

Entire area is the East Douglas Avenue Historic District

Refer to the East Douglas Avenue Historic District Guidelines Online at <http://www.wichita.gov/CityOffices/Planning> or contact the Wichita Historic Preservation Office in the Metropolitan Area Planning Department at 316.268.4421

Character-defining features:

Multi-story commercial

Flat roofs with parapets

Well-defined cornices

Strong vertical bays



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Fralick Building



Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 3 to 6 stories in height.

Massing:

Rectangular, 3 to 5 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:



Historic materials are brick and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.



Carey House (Eaton Hotel)

Design Area 4

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|---|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 5, Architectural Context

Historic buildings that create Environs:

1. Warehouse and Jobbers Historic District bounded by Douglas, Santa Fe, Washington and Second Streets
2. International Harvester Building, 355 N Rock Island
3. Keep Klean Building, 800 E Third

Refer to the Old Town Overlay District Design Guidelines, online at <http://www.wichita.gov/CityOffices/Planning> or contact the Wichita Historic Preservation Office in the Metropolitan Area Planning Department at 316.268.4421

Character-defining features:

Multi-story warehouse

Loading docks and doors

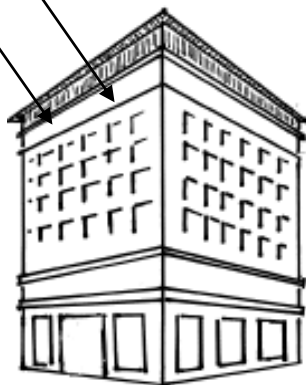
Flat roofs with parapets

Well-defined cornices

Steel frame casement windows



Keep Klean Building



Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 1 to 5 stories in height.

Massing:

Rectangular, 3 to 5 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: loading docks and doors; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.

Materials:





Historic materials are brick and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.



Wholesale Grocery Warehouse

Design Area 5

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|---|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 6, Architectural Context

Historic buildings that create Environs:

1. Old City Hall, 204 S Main
2. Carnegie Library, 220 S Main
3. East Douglas Avenue Historic District
4. Wheeler Kelly Hagny Building, 120 S Market
5. Kauffman Building, 212 S Market
6. Ellis-Singleton (Petroleum) Building, 221 S Broadway
7. Eagles Lodge #132, 200 S. Emporia

Character-defining features:

Multi-story

Retail storefronts with transoms

Well-defined cornices

Flat roofs with parapets

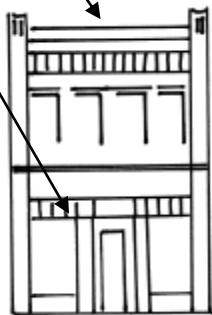
Canted walls



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Brown Building

Commercial building design is composed of a distinct cap, middle, and base.



Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should 3 to 8 stories in height.

Massing:

Rectangular, 5 to 8 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:





Historic materials are brick, limestone, terra cotta, and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.

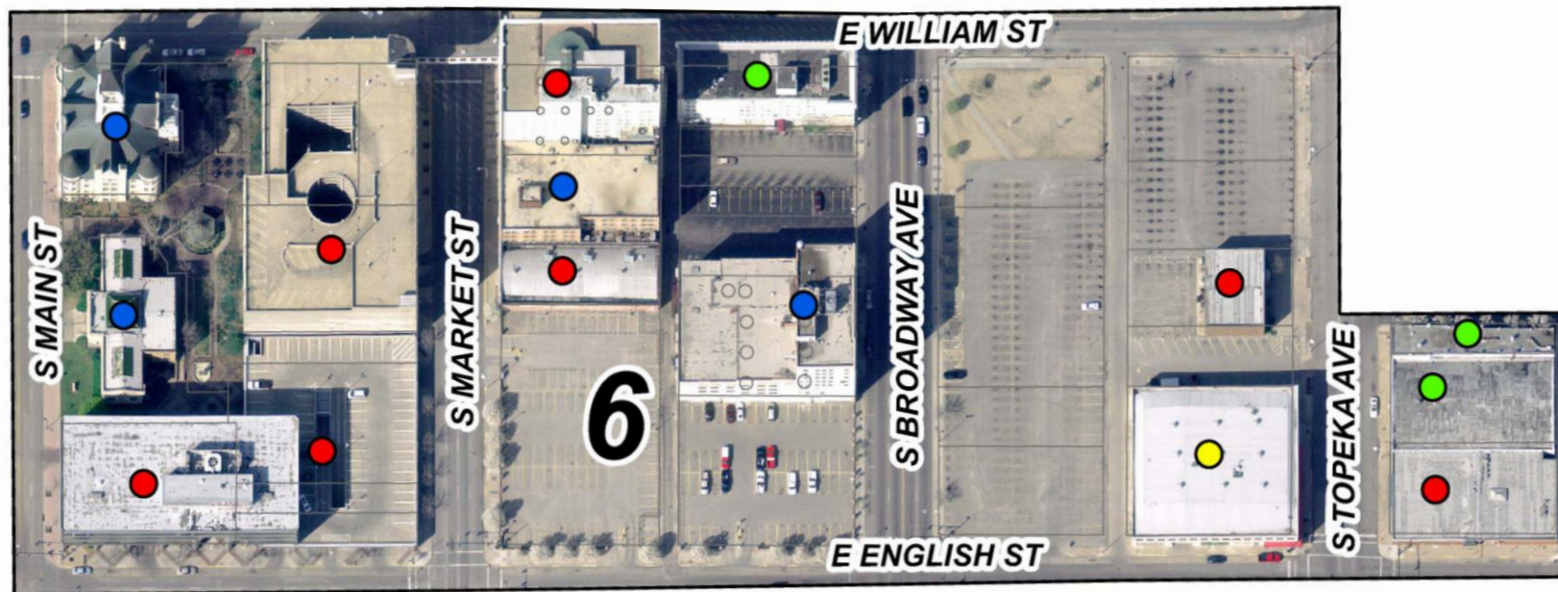
Eagles Lodge



Design Area 6

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|---|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 7

At the time of this publication, no buildings in this area were within a historic environs, therefore no Architectural Context applies.




NOTE: Some buildings here are marked as eligible for listing on a historic register. Listing of such buildings is done at the property owner's request, usually for the purpose of accessing related financial incentives.

If buildings in this, or adjacent Design Areas, become listed on a state or national register in the future, an Architectural Context and environs review would come into effect.

Historic Preservation staff recommends that you contact the City of Wichita Historic Preservation Office to determine the current status of this area before beginning a design project. 316.268.4421

Design Area 7

If your building of interest is marked with a green or yellow dot, contact the Wichita Historic Preservation Office for information on historic register listing, 316.268.4421.

| | |
|---|---|
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 8

At the time of this publication, no buildings in this area were within a historic environs, therefore no Architectural Context applies.




NOTE: Some buildings here are marked as eligible for listing on a historic register. Listing of such buildings is done at the property owner's request, usually for the purpose of accessing related financial incentives.

If buildings in this, or adjacent Design Areas, become listed on a state or national register in the future, an Architectural Context and environs review would come into effect.

Historic Preservation staff recommends that you contact the City of Wichita Historic Preservation Office to determine the current status of this area before beginning a design project. 316.268.4421

Design Area 8

If your building of interest is marked with a green or yellow dot, contact the Wichita Historic Preservation Office for information on historic register listing, 316.268.4421.

| | |
|---|---|
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 9

At the time of this publication, no buildings in this area were within a historic environs, therefore no Architectural Context applies.




NOTE: Some buildings here are marked as eligible for listing on a historic register. Listing of such buildings is done at the property owner's request, usually for the purpose of accessing related financial incentives.

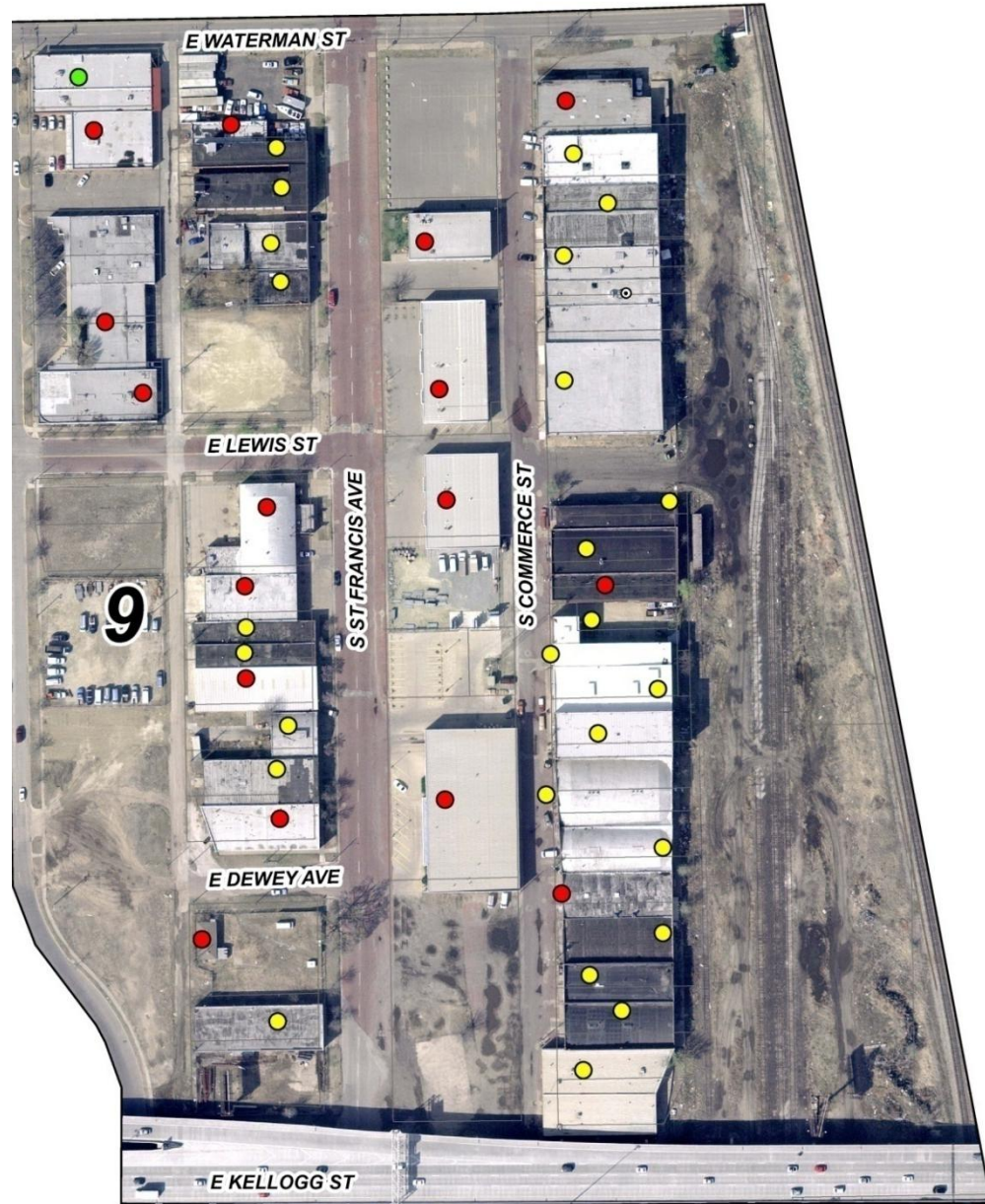
If buildings in this, or adjacent Design Areas, become listed on a state or national register in the future, an Architectural Context and environs review would come into effect.

Historic Preservation staff recommends that you contact the City of Wichita Historic Preservation Office to determine the current status of this area before beginning a design project. 316.268.4421

Design Area 9

If your building of interest is marked with a green or yellow dot, contact the Wichita Historic Preservation Office for information on historic register listing, 316.268.4421

| | |
|---|---|
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 10, Architectural Context

Historic buildings that create Environs:

1. Warehouse and Jobbers Historic District bounded by Douglas, Santa Fe, Washington and Second Streets
2. International Harvester Building, 355 N Rock Island
3. Keep Klean Building, 800 E Third

Refer to the Old Town Overlay District Design Guidelines online at <http://www.wichita.gov/CityOffices/Planning>, or contact the Wichita Historic Preservation Office in the Metropolitan Area Planning Department at 316.268.4421.

Character-defining features:

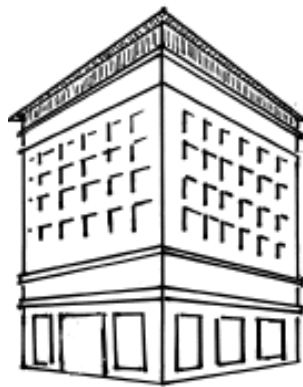
Multi-story warehouse

Loading docks and doors

Well-defined cornices

Flat roofs with parapets

Steel casement windows



Keep Klean Building



Materials:





Historic materials are brick, limestone and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.

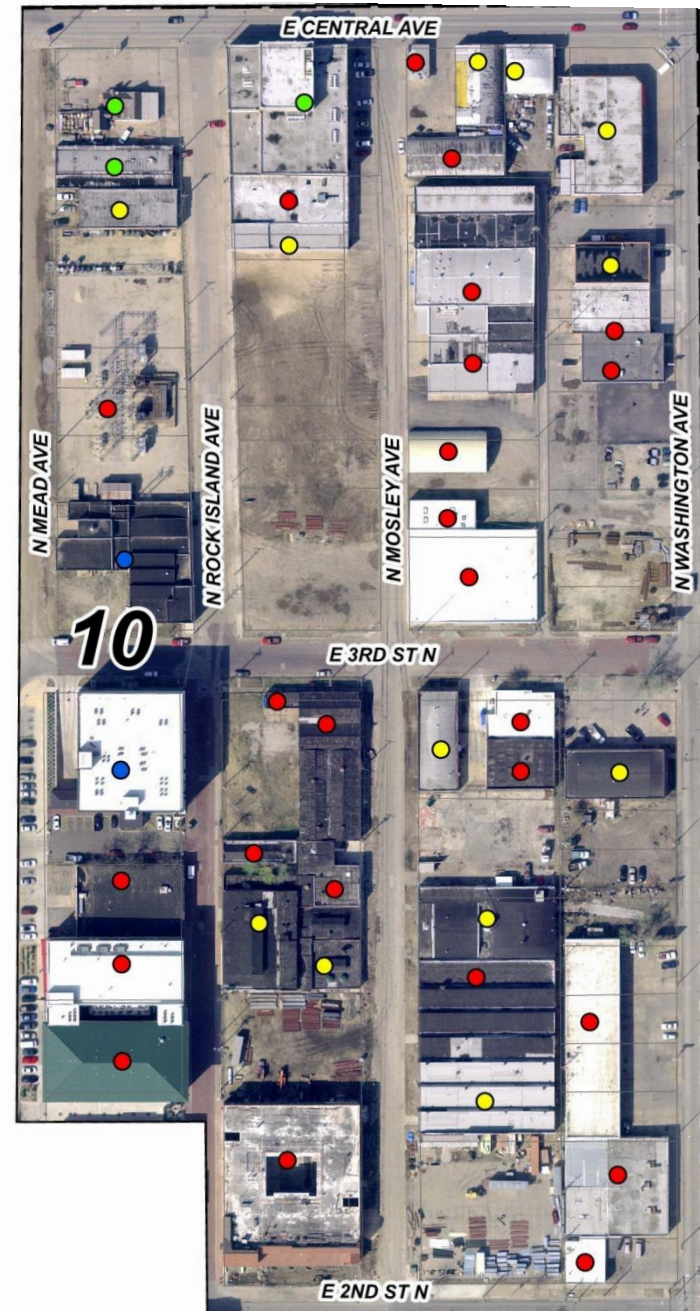


Wholesale Grocery Warehouse

Design Area 10

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|---|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 11

At the time of this publication, no buildings in this area were within a historic environs, therefore no Architectural Context applies.




NOTE: Some buildings here are marked as eligible for listing on a historic register. Listing of such buildings is done at the property owner's request, usually for the purpose of accessing related financial incentives.

If buildings in this, or adjacent Design Areas, become listed on a state or national register in the future, an Architectural Context and environs review would come into effect.

Historic Preservation staff recommends that you contact the City of Wichita Historic Preservation Office to determine the current status of this area before beginning a design project. 316.268.4421

Design Area 11

If your building of interest is marked with a green or yellow dot, contact the Wichita Historic Preservation Office for information on historic register listing, 316.268.4421.

| | |
|---|---|
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 12, Architectural Context

Historic buildings that create Environs:

1. Warehouse and Jobbers Historic District bounded by Douglas, Santa Fe, Washington and Second Streets
2. East Douglas Avenue Historic District

Character-defining features:

Multi-story warehouse

Multi-story commercial

Loading docks and doors



International Harvester Building



Morton-Simmons/Keen Kutter Building

Scale:

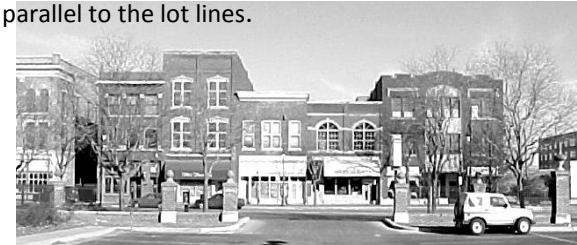
Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 1 to 6 stories in height.

Massing:

Rectangular, 3 to 5 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

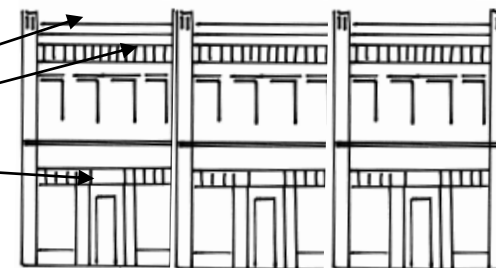
Create visual compatibility with historic structures through simplified interpretations of traditional building elements for commercial and warehouse buildings, such as: loading docks and doors; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:





Historic materials are brick and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica material that would create a false historic fabric.

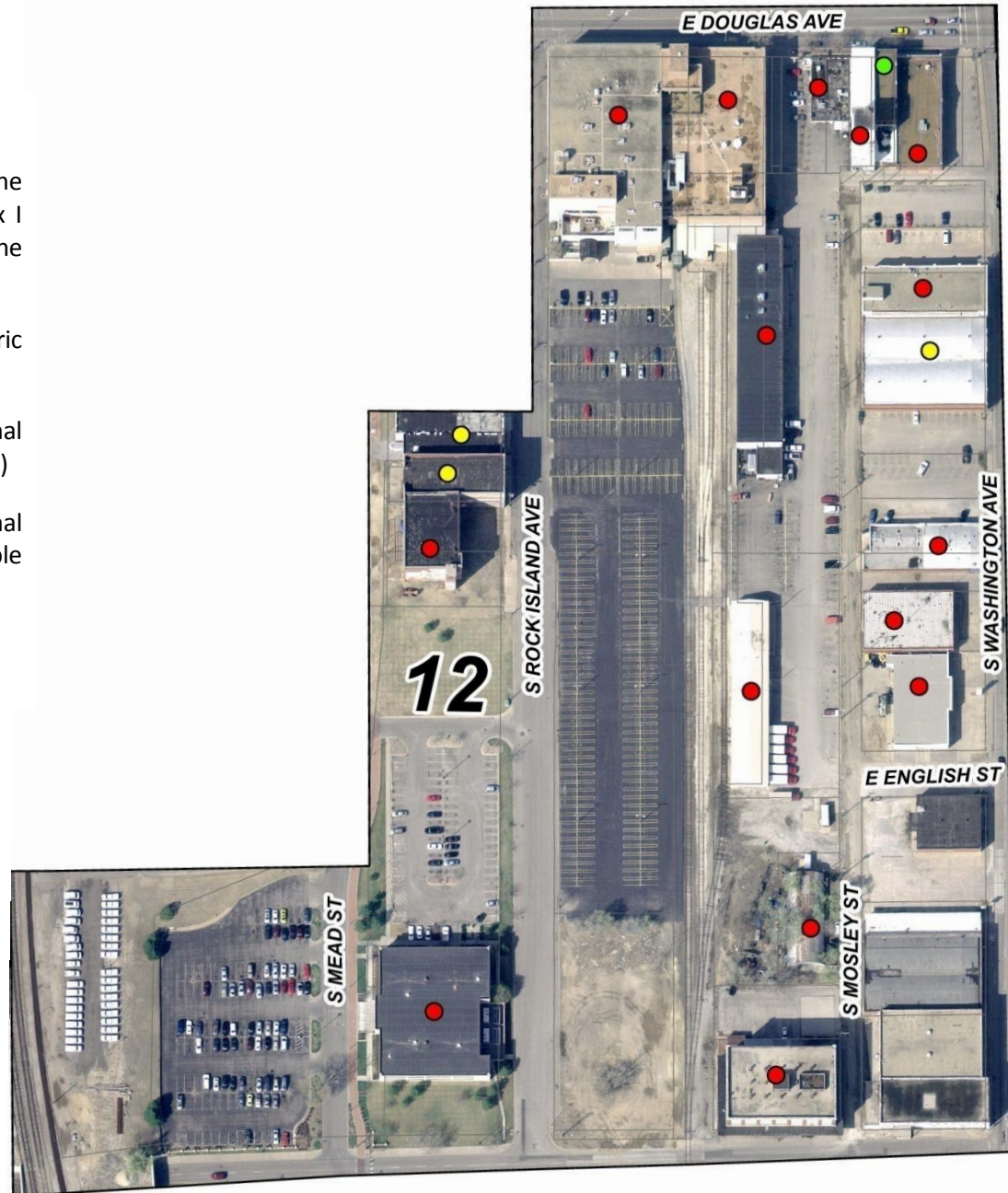
Flat roofs with parapets
Well-defined cornices
Storefronts with transoms



Design Area 12

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|---|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



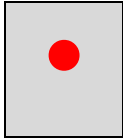
Design Area 13

At the time of this publication, no buildings in this area were within a historic environs, therefore no Architectural Context applies.

NOTE: If buildings in adjacent Design Areas become listed on a state or national register in the future, an Architectural Context and environs review would come into effect.

Historic Preservation staff recommends that you contact the City of Wichita Historic Preservation Office to determine the current status of this area before beginning a design project. 316.268.4421

Design Area 13



Not eligible for any historic register



Design Area 14, Architectural Context

Historic buildings that create Environs:

1. Old County Courthouse, 510 N. Main
2. Soldiers and Sailors Monument, 510 N. Main
3. U.S. Post Office and Federal Building, 401 N. Market
4. Occidental Hotel, 300 N. Main
5. Lassen Hotel, 155 N. Market
6. Broadview Hotel, 400 W. Douglas
7. Old City Hall, 204 S Main
8. Carnegie Library, 220 S Main

Character-defining features:

Multi-story

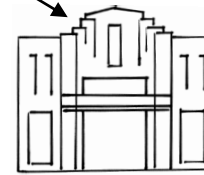
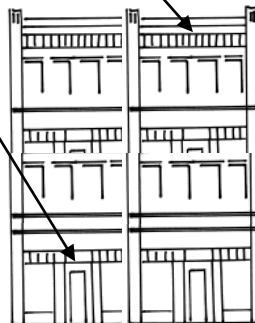
Flat roofs with parapets; stepped parapets

Retail storefronts with transoms

Well-defined cornices



Broadview Hotel



Occidental Hotel

Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 1 to 8 stories in height.

Massing:

Rectangular, 5 to 8 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:





Historic materials are brick, limestone, marble, and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric

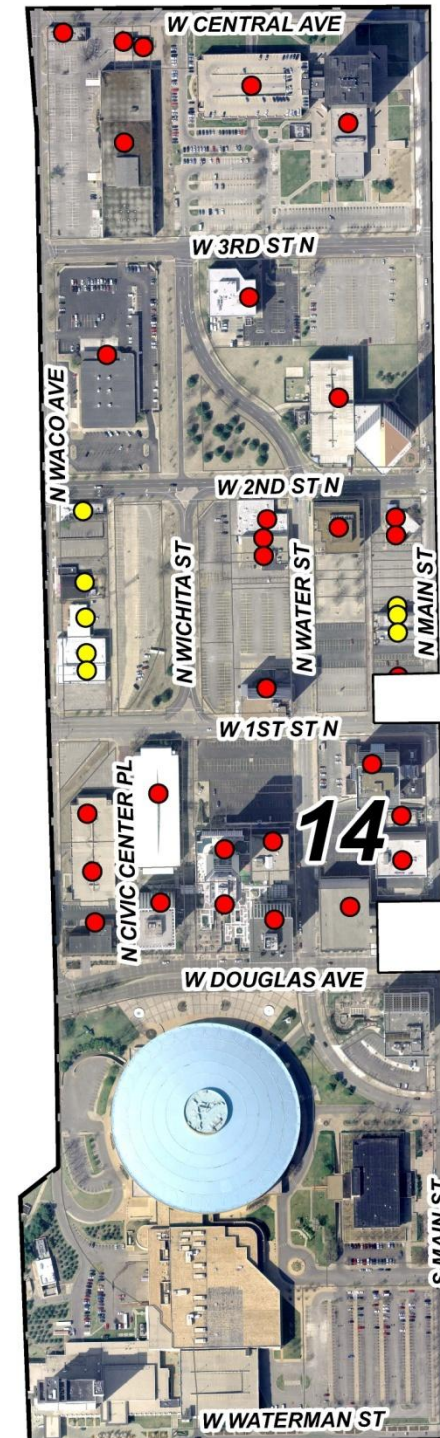


US Federal Building

Design Area 14

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|---|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 15, Architectural Context

Historic buildings that create Environs:

1. Lassen Hotel, 155 N Market
2. Farmers and Bankers Insurance Company Building, 212 N Market and 200 E. First
3. Orpheum Theater, 200 N. Broadway
4. Kress Building, 224 E Douglas
5. Scottish Rite Temple, 324 E. First
6. East Douglas Avenue Historic District located between Topeka and Mead on East Douglas

Character-defining features:

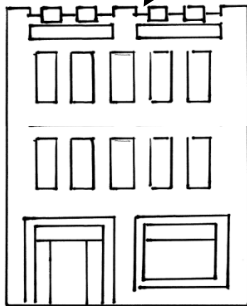
Multi-story

Flat roofs with parapets

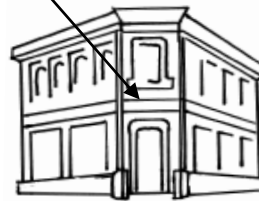
Well-defined cornices & strong vertical bays

Storefronts with transom windows

Canted walls



Kress Building



Orpheum Theater

Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be constructed 3 to 8 stories in height.

Massing:

Rectangular, 4 to 6 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

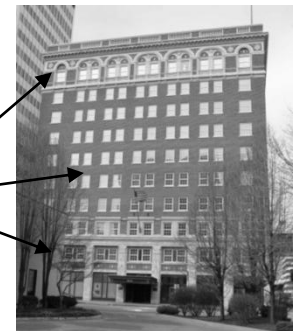
Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:

Historic materials are brick, terra cotta and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.





Commercial building design is composed of a distinct cap, middle, and base.

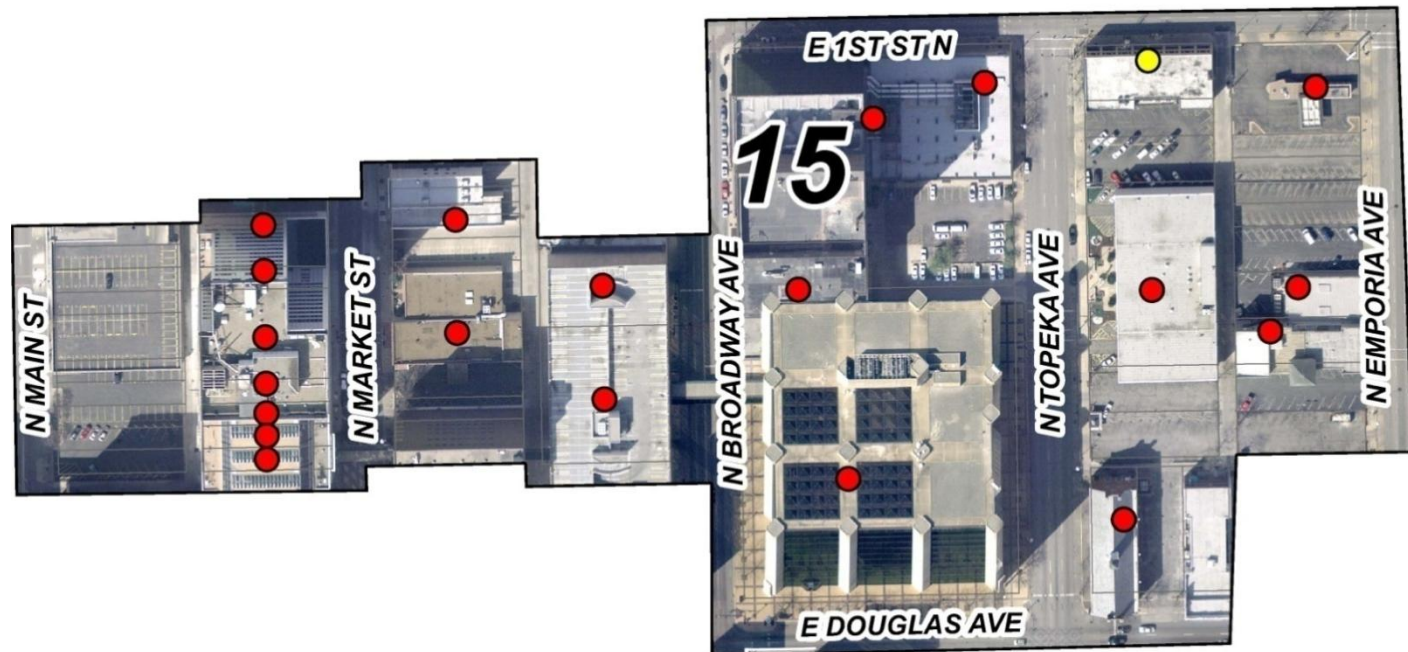


Lassen Hotel

Design Area 15

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|---|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination). |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 16, Architectural Context

Historic buildings that create Environs:

1. Occidental Hotel, 300 N. Main
2. Navarre-Nokomis Apartments, 420-426 N Topeka
3. Virginia Apartments, 401 E Third
4. U.S. Post Office and Federal Building, 401 N Market
5. Wichita High School, 324 N. Emporia
6. East Douglas Avenue Historic District located between Topeka and Mead streets on East Douglas
7. Warehouse and Jobbers Historic District bounded by Douglas, Santa Fe, 2nd and Washington

Character-defining features:

Multi-story residential

Multi-story office; Multi-story commercial

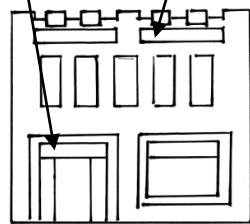
Storefronts with transom windows

Flat roofs with parapets

Well-defined cornices



Virginia Apartment Building



Wichita High School

Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 2 to 6 stories in height.

Massing:

Rectangular, 5 to 8 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:

Historic materials are brick, limestone and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.





Occidental Hotel

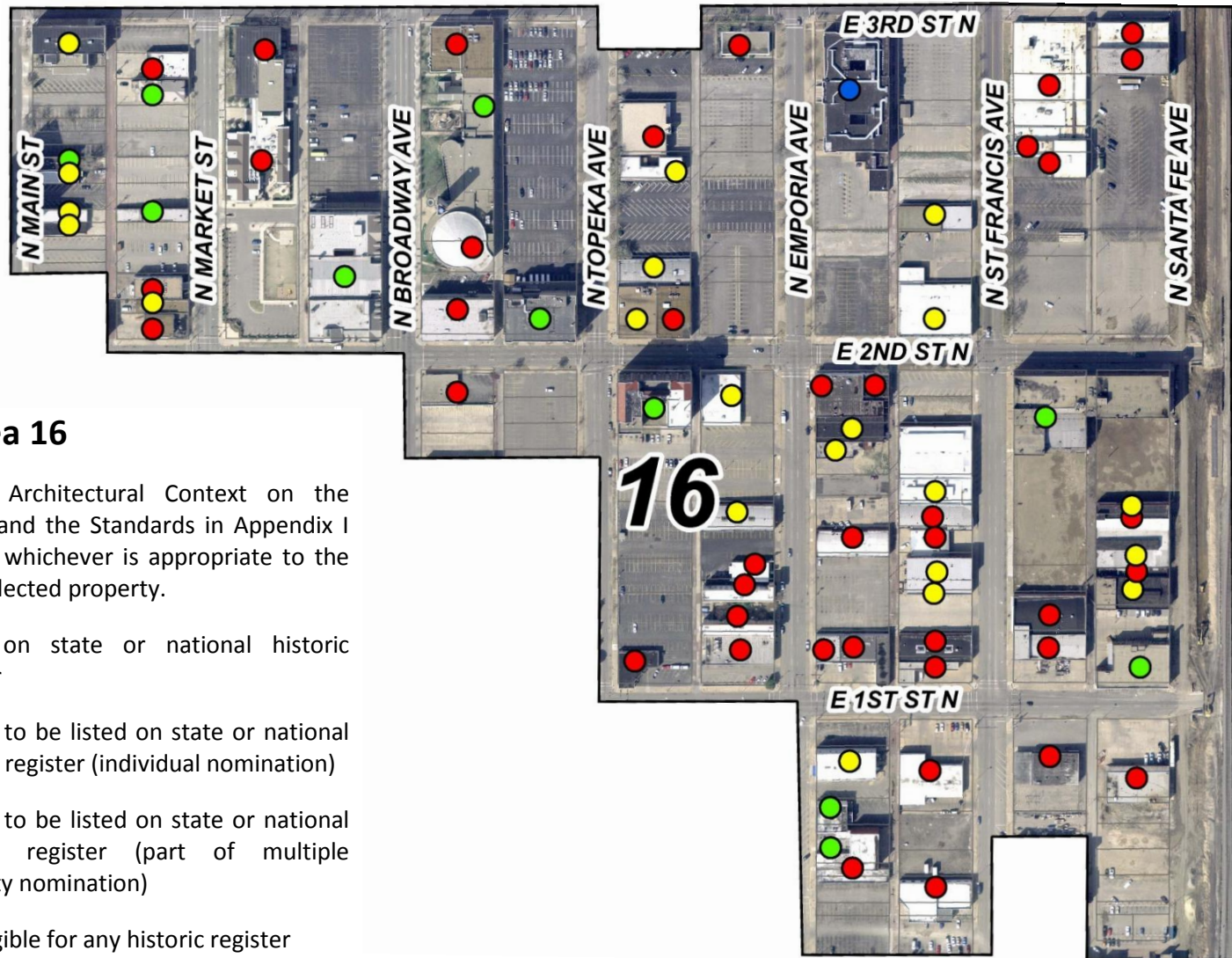


US Federal Building

Design Area 16

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|---|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 17, Architectural Context

Historic buildings that create Environs:

1. Navarre-Nokomis Apartments, 420-426 N Topeka
2. Virginia Apartments, 401 E Third
3. Wichita High School, 324 N. Emporia

Character-defining features:

Multi-story residential

Multi-story office; Multi-story commercial

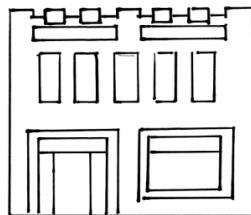
Storefronts with transom windows

Flat roofs with parapets

Well-defined cornices



Virginia Apartment Building



Navarre Apartment Building

Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 1 to 3 stories in height.

Massing:

Rectangular, 5 to 8 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:





Historic materials are brick and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.

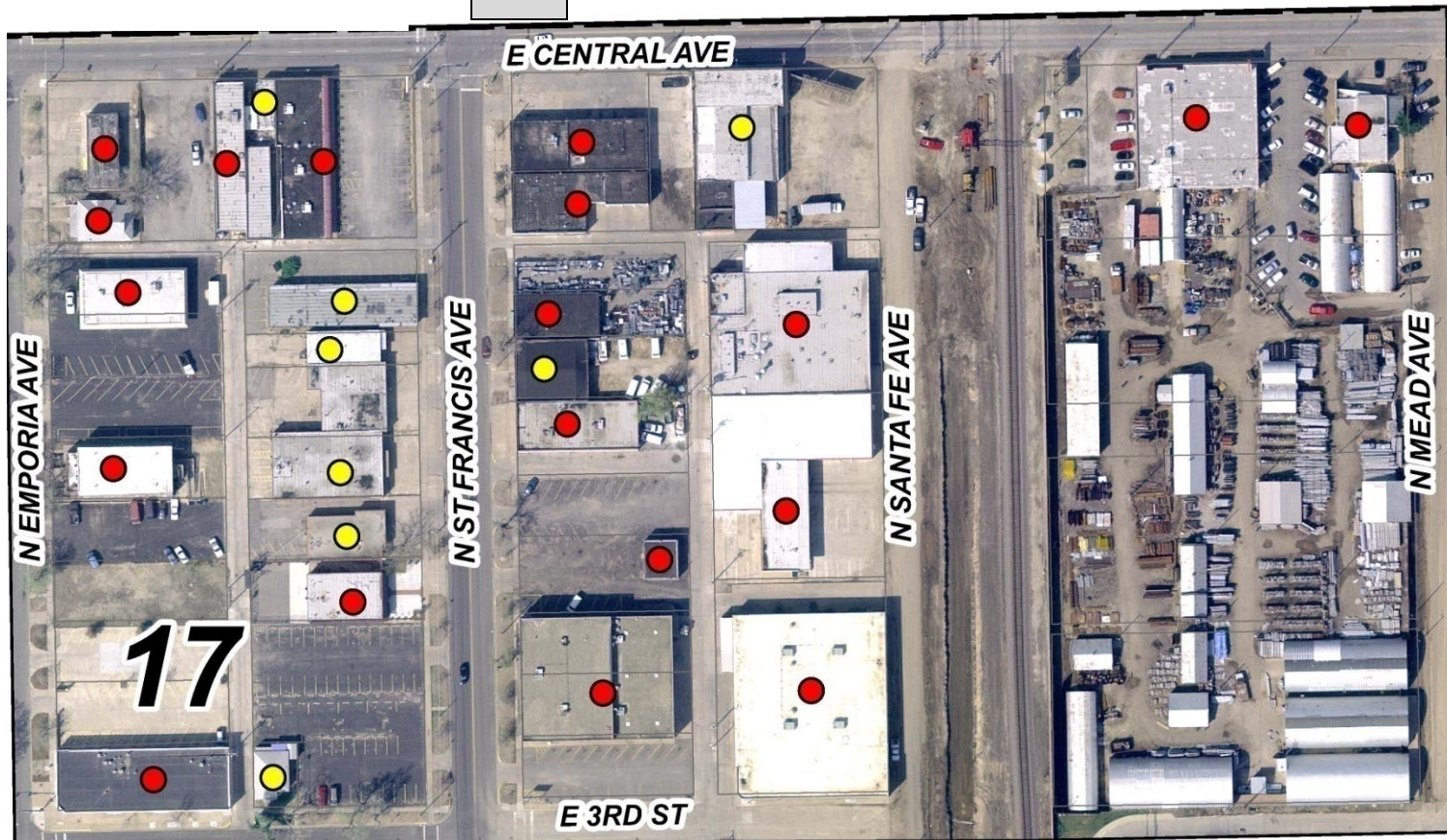


Wichita High School

Design Area 17

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|---|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 18

At the time of this publication, no buildings in this area were within a historic environs, therefore no Architectural Context applies.




NOTE: Some buildings here are marked as eligible for listing on a historic register. Listing of such buildings is done at the property owner's request, usually for the purpose of accessing related financial incentives.

If buildings in this, or adjacent Design Areas, become listed on a state or national register in the future, an Architectural Context and environs review would come into effect.

Historic Preservation staff recommends that you contact the City of Wichita Historic Preservation Office to determine the current status of this area before beginning a design project. 316.268.4421

Design Area 18

If your building of interest is marked with a green or yellow dot, contact the Wichita Historic Preservation Office for information on historic register listing, 316.268.4421.

| | |
|---|---|
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 19, Architectural Context

Historic buildings that create Environs:

1. Old City Hall, 204 S Main
2. Carnegie Library, 220 S Main
3. Kauffman Building, 212 S Market
4. Ellis-Singleton (Petroleum) Building, 221 S Broadway
5. Eagles Lodge #132, 200 S. Emporia

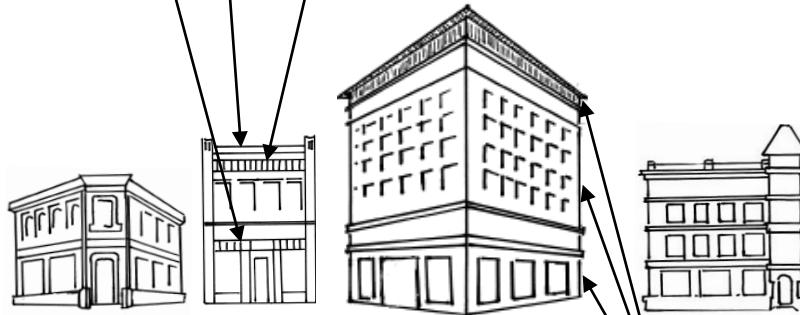
Character-defining features:

Multi-story

Storefronts with transom windows

Flat roofs with parapets

Well-defined cornices



Eagles Lodge

Commercial building design is composed of a distinct cap, middle, and base.

Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 3 to 6 stories in height.

Massing:

Rectangular, 5 to 8 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:





Historic materials are brick, limestone, terra cotta and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.

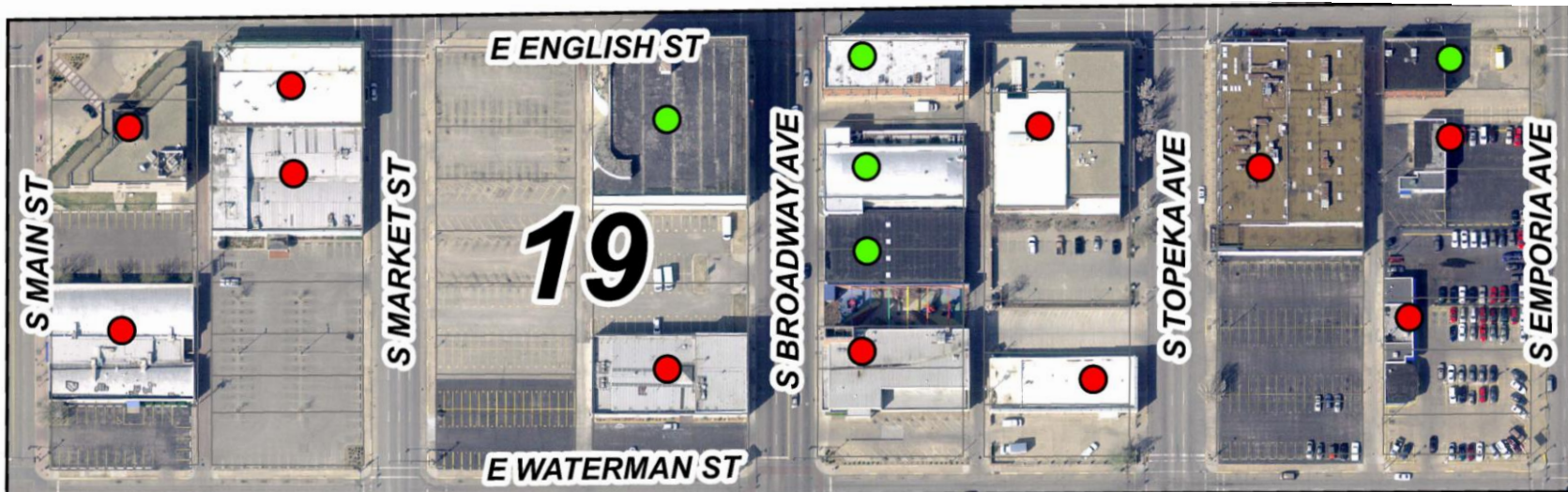


Old City Hall

Design Area 19

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|---|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 20, Architectural Context

Historic buildings that create Environs:

1. Brown Building, 105 S. Broadway
2. Kauffman Building, 212 S Market
3. Ellis-Singleton (Petroleum) Building, 221 S Broadway
4. East Douglas Avenue Historic District located between Topeka and Mead on E. Douglas
5. Eagles Lodge #132, 200 S. Emporia

Character-defining features:

Multi-story

Storefronts with transom windows

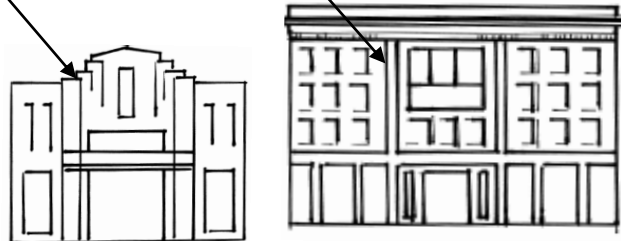
Flat roofs with parapets; stepped parapets

Well-defined cornices



47

Carey House (Eaton Hotel)



Commercial building design is composed of a distinct cap, middle, and base.

Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 2 to 6 stories in height.

Massing:

Rectangular, 4 to 7 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:





Historic materials are brick, limestone, terra cotta, and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.

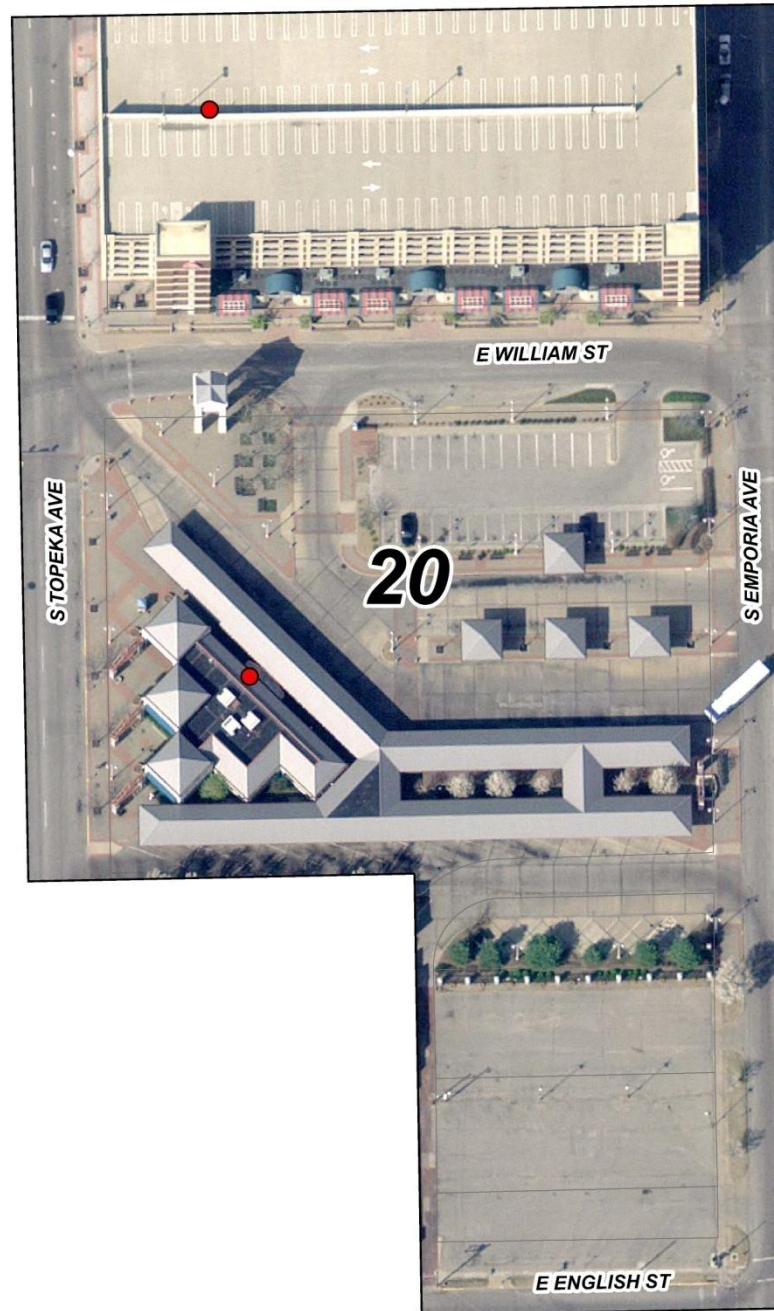
Brown Building



Design Area 20

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|---|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Design Area 21, Architectural Context

Historic buildings that create Environs:

1. Old County Courthouse, 510 N Main
2. Soldiers and Sailors Monument, 510 N Main
3. Twentieth Century Club, 536 N Broadway
4. Navarre-Nokomis Apartments, 420-426 N Topeka
5. Virginia Apartments, 401 E Third
6. U.S. Post Office and Federal Building, 401 N Market

Character-defining features:

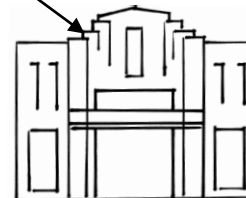
Multi-story office; Multi-story residential
Flat roofs with parapets; stepped parapets
Well-defined cornices
Corner towers



20th Century Club



Virginia Apartments



US Federal Building

Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 2 to 4 stories in height.

Massing:

Rectangular, 5 to 8 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings in the area; building is oriented parallel to the lot lines.





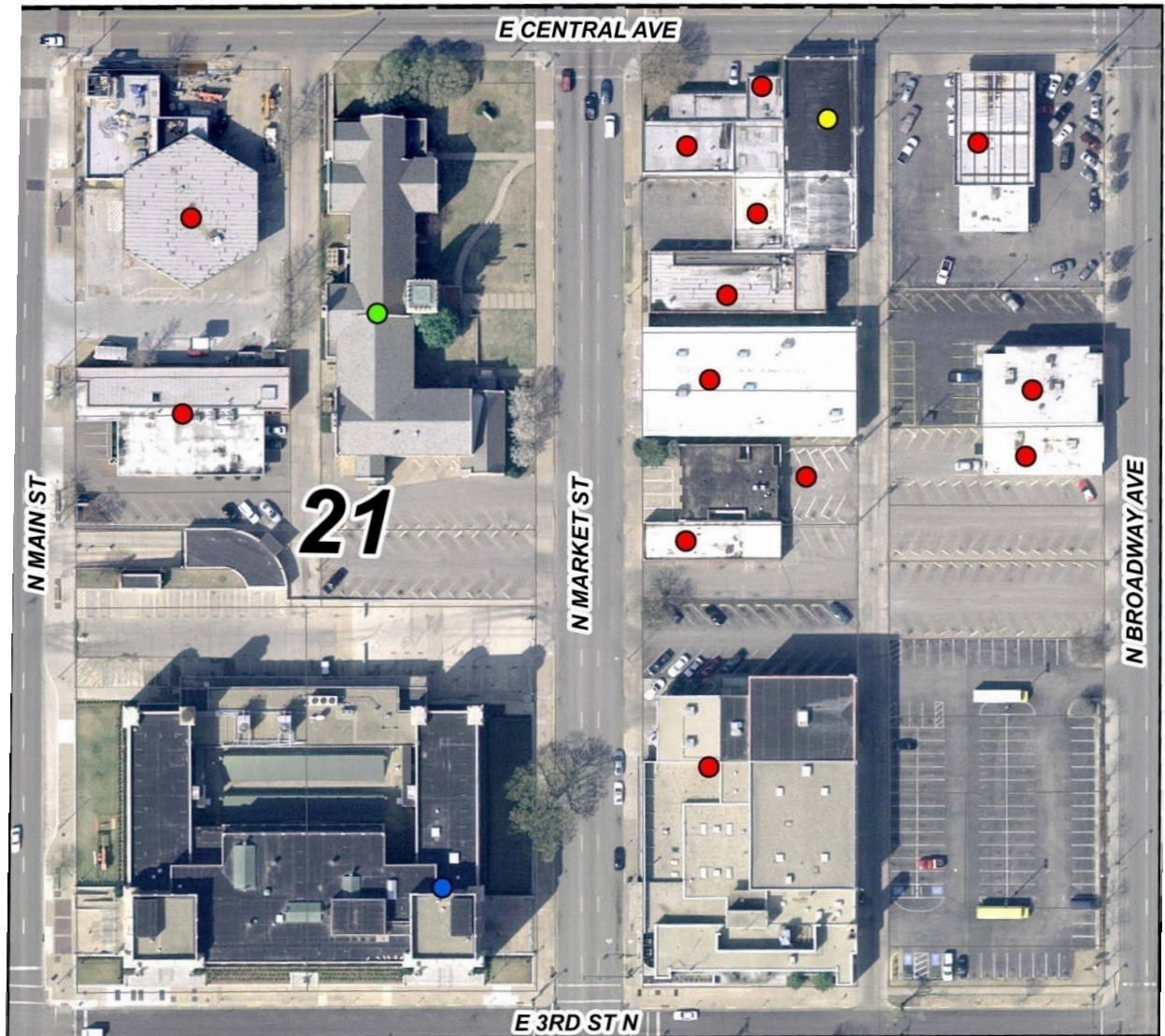
Materials:

Historic materials are brick, limestone, marble, and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.

Design Area 21

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

| | |
|--|---|
|  | Listed on state or national historic register |
|  | Eligible to be listed on state or national historic register (individual nomination) |
|  | Eligible to be listed on state or national historic register (part of multiple property nomination) |
|  | Not eligible for any historic register |



Appendix I:



Development of structures that are listed on the State or National Historic Register

The Wichita Historic Preservation Board follows the Secretary of the Interior’s Standards for Rehabilitation (page 52) and Chapter 24.04 (Sign Regulation) of the Wichita Code of Ordinances (page 54) to review projects on state and national register properties.

The Board’s mission is to determine whether a development plan **“encroaches upon, damages, or destroys”** the *historic* property, pursuant to KSA 75-2724 as amended.



TIP:

Certain financial incentives may apply for rehabilitation of historic properties. For information, contact the Wichita Historic Preservation Office. 316.268.4421

Technical information and guidance on the repair of historic buildings is available from the National Park Service at [http:// www.nps.gov/ history/hps/tps/](http://www.nps.gov/history/hps/tps/)

Secretary of the Interior's Standards for Rehabilitation

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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Sign Guidelines for Structures Listed on the State or National Register

Review is required for all signs at each site. Application to the Office of Central Inspection for a sign permit will trigger review by the Historic Preservation Office. Applications for Historic Preservation review shall include drawings/graphics/photos indicating the sign legend, location, dimensions, construction, and structural design as required by the City of Wichita Sign Code.

Types

Flush-mounted wall signs shall be located within existing decorative moldings, transom panels, etc. on the structure to create “sign panels.” If no such architectural features exist, new signs should not obscure any other significant façade features. Size shall not exceed approximately 20% of the total wall area.

Pole-mounted signs shall have an effective area not greater than thirty-two square feet.

Projecting signs shall be located near the business entrance in accordance with the Sign Code. Note that other approvals may be required to allow a sign to overhang the public right-of-way.

Window signs may be painted or applied to the window surface; size shall not exceed approximately 25% of the total window area.

Directory signs for several tenants in a single-entrance building shall be aligned as a group or located within a single panel. Buildings with separate entrances for various tenants may have single signs or multi-tenant sign panels at their relevant entrances.

Materials

Materials shall be compatible with that of the building façade. Paint or vinyl graphics applied to wood, metal, or other durable materials are appropriate. Individually-shaped, non-illuminated letters of any material are acceptable. Preserve historic signs including painted signs (“ghost signs”) where they exist. New cabinet signs with plastic faces are prohibited. Existing plastic-faced cabinet signs may be retained; change of graphics is allowed.

Lighting

The light for a sign shall originate from an indirect, external source. Neon lighting is allowed. Translucent plastic cabinet signs with internal illumination are prohibited. An exception to the internal illumination policy is made for metal faces with push-through or backup plastic lettering. Exceptions are also made for lighted channel letters and halo-lighted letters.




Electronic Message Signs

No electronic message signs shall be permitted, except on or for theater buildings. Electronic message signs for theaters shall be considered on a case-by-case basis by the Historic Preservation Board.

Awnings and Canopies

Original awnings and canopies should be retained where feasible. When replacement is necessary, or when adding canopies or awnings where none previously existed, use styles similar to those used in the historic context of Wichita’s downtown area: Examples: fixed metal canopies; fabric awnings mounted within the window frame.

Appendix II:

| | |
|---|---|
|  | Development of structures that are eligible to be listed on the State or National Historic Register (individual nomination) |
|  | Development of structures that are eligible to be listed on the State or National Historic Register (in multiple property nomination) |
|  | Development of structures that are not eligible for any historic register |

The Wichita Historic Preservation Board reviews projects for buildings in the green, yellow, and red categories to determine whether they “**encroach upon, damage, or destroy**” the *environs* of a listed historic property.

The tool for this review is the Kansas Standards and Guidelines for Evaluating the Effect of Projects on Environs (page 56) and Chapter 24.04 (Sign Regulation) of the Wichita Code of Ordinances (page 59)

Buildings eligible for listing on a register are not required, but may follow the Secretary of the Interior’s Standards for Rehabilitation (National Park Service) and are encouraged to do so for best success in the review process.



TIP:

The decision to nominate an eligible structure to a historic register is at the discretion of the property owner. The first assessment of eligibility requires that (a) the building be at least 50 years old, and (b) the building retains its original architectural features. Technical assistance and certain financial incentives may apply if eligible buildings achieve a register listing. Contact the Wichita Historic Preservation Office. 316.268.4421

The Kansas Standards and Guidelines for Evaluating the Effect of Projects on Environs

Kansas Standards:

1. The character of a historic property's environs should be retained and preserved. The removal or alteration of distinctive buildings, structures, landscape features, spatial relationships, etc. that characterize the environs should be avoided.
2. Environs should be used as it has been historically or allow the inclusion of new uses that require minimal change to the environs' distinctive materials, features, and spatial relationships.
3. The environs of each property will be recognized as a physical record of its time, place, and use. Changes to the environs that have acquired historic significance in their own right should be retained and preserved.
4. Demolition of character-defining buildings, structures, landscape features, etc. in a historic property's environs should be avoided. When the severity of deterioration requires removal within the environs compatible reconstruction shall occur.
5. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
6. New additions, exterior alterations, infill construction, or related new construction should not destroy character-defining features or spatial relationships that characterize the environs of a property. The new work shall be compatible with the historic materials, character-defining features, size, scale and proportion, and massing of the environs.
7. Moved historic properties that have not retained or acquired historic significance in their new environs shall be considered as artifacts without environs.

Kansas Guidelines:

In an environs review the objective is to determine the impact of a proposed project on a listed property and its environs. While the issue of materials and design may be discussed in relationship to compatibility with the environs and impact on the listed property, personal opinions regarding the aesthetics of a proposed project are not germane.

Identify, Retain, and Preserve

Like the treatments for historic properties, guidance for environs review begins with the identification of the character-defining features of the environs, its historic and current character, and what must be retained in order to preserve that character. The character of a listed property's environs may be defined by form, exterior materials, such as masonry, wood, or metal; exterior features and elements, such as roofs, porches, windows, or construction details; as well as size, scale and proportion, massing, spatial relationships, etc.

Protect, Maintain, Repair, and/or Replacement

After identifying those materials and features that are important, the effect of the proposed work on the environs of a listed property must be determined. Work that generally involves the least degree of intervention is recommended. Protecting historic features and materials through cyclical maintenance and repair lessens the need for replacement which is always the less preferable alternative and usually more costly. Substitute

materials can be installed, when the degree of deterioration requires replacement, provided the substitution is compatible with the environs.

Alterations / Additions for the New Use

Interior alterations of properties within the environs of a listed property have little, if any, impact on the listed property. Exterior alterations of properties in the environs of a listed property are generally needed to assure continued use, but it is important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, and/or relationships. Alterations may include demolition of structure(s) and/or features, providing additional parking, modification of entries, installation of signs, or cyclical maintenance involving repairs with non-compatible materials.

The construction of additions is sometimes essential for the continued use of a property, but the addition should only be reviewed for its impact on the listed property and the environs. The line of sight between a listed property and a proposed project is often directly related to the impact of a project on the listed property.

Buildings eligible for listing on a register are not required, but may follow the Secretary of the Interior's Standards for Rehabilitation (National Park Service) and are encouraged to do so for best success in the review process.



TIP:

The decision to nominate an eligible structure to a historic register is at the discretion of the property owner. The first assessment of eligibility requires that (a) the building be 50 years old, or older and (b) the building retains its original architectural style.

Technical assistance and certain financial incentives may apply if eligible buildings achieve a register listing. Contact the Wichita Historic Preservation Office. 316.268.4421

If a property owner does not wish to pursue historic register designation, the following standards apply:

Application for Demolition

During review, if the Historic Preservation Board votes that a demolition will “encroach upon, damage, or destroy” an environs, the project cannot proceed unless the Wichita City Council determines that no feasible or prudent alternative to the project exists and provisions have been made to minimize damage to the environs.

Façade Design

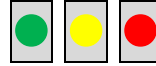
Design for renovation of multi-story office and mercantile buildings constructed between 1880 and 1930 shall maintain the traditional form of base/shaft/cap that characterizes the Chicago School of American commercial architecture.

Design for renovation of multi-story commercial buildings constructed between 1930 and 1960 shall respect the existing (original) vertical and horizontal patterns of ornament, fenestration, and materials.

Building Materials

Street level facades shall be constructed of masonry, steel, wood, or other durable materials that promote the context of the specific design area.

Sign Guidelines for Structures Eligible/Not Eligible to be Listed on the State or National Register



Environs Review is required for all signs at each site. Application to the Office of Central Inspection for a sign permit will trigger the sign review by the Historic Preservation Office. Applications for Historic Preservation review shall include drawings/graphics/photos indicating the sign legend, location, dimensions, construction, and structural design as required by the Sign Code of the City of Wichita.

Types

Flush-mounted wall signs shall be located within existing decorative moldings, transom panels, etc on the structure to create “sign panels.” If no such architectural features exist, new signs should not obscure any other significant façade features. Size shall not exceed approximately 20% of the total wall area.

Pole-mounted signs shall have an effective area not greater than thirty-two square feet.

Projecting signs shall be located near the business entrance in accordance with the Sign Code. Note that other approvals may be required to allow a sign to overhang the public right-of-way.

Window signs may be painted or applied to the window surface; size shall not exceed approximately 25% of the total window area.

Directory signs for several tenants in a single-entrance building shall be aligned as a group or located within a single panel. Buildings with separate entrances for various tenants may have single signs or multi-tenant sign panels at their relevant entrances.

Materials

Materials shall be compatible with that of the building façade. Paint or vinyl graphics applied to wood, metal, or other durable materials are appropriate. Individually-shaped, non-illuminated letters of any material are acceptable. Preserve historic signs including painted signs (“ghost signs”) where they exist. New cabinet signs with plastic faces are prohibited. Existing plastic-faced cabinet signs may be retained; change of graphics is allowed.

Lighting

The light for a sign shall originate from an indirect, external source. Neon lighting is allowed. Translucent plastic cabinet signs with internal illumination are prohibited. An exception to the internal illumination policy is made for metal faces with push-through or backup plastic lettering. Exceptions are also made for lighted channel letters and halo-lighted letters.

Electronic message signs

Not more than one electronic message sign shall be permitted on a zoning lot. Animated, flashing, moving, or scrolling electronic message signs are not permitted. An exception is made for scrolling signs that display only time and temperature. Static electronic images or messages shall not change more than once every three seconds.

All electronic message signs shall contain dimming controls to ensure the sign is appropriately dimmed at night. The maximum nighttime brightness and/or light intensity shall not exceed 3,000 nits (or equivalent).

Electronic message building signs shall be limited in total area to 10% of the area of the wall elevation to which the sign is attached, and no electronic message building sign shall exceed 200 square feet in area. Electronic message ground signs shall be limited in area to a maximum size equal to or less than 50% of the linear street frontage of the zoning lot on which the electronic message ground sign is located, with a maximum electronic message sign area of two hundred square feet.

All types of electronic message signs shall be mounted within an architectural framework that is compatible in materials and features with its associated building. Unframed electronic panels are prohibited.

Awnings and Canopies

Original awnings and canopies should be retained where feasible. When replacement is necessary, or when adding canopies or awnings where none previously existed, use styles similar to those used in the historic context of Wichita's downtown area: Examples: fixed metal canopies; fabric awnings mounted within the window frame.



Development works for historic buildings

